

CAMP PROPERTY DATA

SUMMARY OF MARKET VALUE OPINION: Woolsey

Acreage	96
Make up of Property	40% developed, most of the west end is forested and hiking trails, water frontage is on a flood plain
Municipality	City of Ottawa
Municipal Zoning	Rural Commercial 5 (RC5): campground, dwelling unit, marine facility, park and a retail food store limited to a farmers market
Best Use	Currently as being used as recreational open space
Issues	<i>Negative:</i> increasing encroachments by development in the area, age of systems <i>Positive:</i> location, RC5 zoning
Market Valuation	\$2,100,000
Land Tax (*) Currently exempt, approx value at residential mill rate	\$15,100

[FULL MARKET VALUE REPORT](#)

(*) Based on an Ontario Municipal Board ruling in the early 2000's all seasonal residential youth camps in Ontario are now assessed "Residential" due to their youth educational component even though zoning may vary from Resort Commercial to Open Space/ Environmental